

Implementation of BSUP in
Nagpur on the basis of
Public Private Partnership
(PPP)

GOVERNMENT OF MAHARASHTRA

Housing Department
Resolution No.Grunidho-2009/CR 49/GND-2
Mantralaya, Mumbai 400 032
Dated the 18th February, 2009

Read: Government Resolution, Housing Department,
No.JNNURM-2007/CR 52/GND-2, dated 25th June, 2007

PREAMBLE:

Government of Maharashtra has been implementing BSUP scheme in Nagpur city since 2006. According to 2001 census Nagpur city has about 30% of its population (8,03,871) living in 424 slums out of which 289 are notified slums. These slums exist on lands belonging to various agencies of government as well as private land owners. Out of 289 slums, 33 slums exist on the lands that belong to various institutions such as Nagpur Improvement Trust (NIT), Nagpur Municipal Corporation (NMC), State/Central Government, railway lands or are reserved for public utilities, play grounds or are declared as green belt. Therefore, these slums need to be rehabilitated on alternate land to free up the reserved spaces and put them to designated use as per sanctioned Development Plan.

To rehabilitate these slum dwellers an area of 24 Ha. is required. In view of the paucity of government land, it has become imperative to mobilize private lands for resettlement of the aforesaid slum dwellers. Further it has now become necessary to implement Public Private Partnership model for this purpose by suitably improvising on the BSUP scheme.

RESOLUTION:

1. State Government has therefore decided to implement the slum relocation and rehabilitation program in Nagpur city as mentioned above through implementation of BSUP scheme in a Public Private Partnership (PPP) framework.
2. The scheme will be implemented as follows:
 - 2.1 Slum Rehabilitation Authority (SRA), Nagpur will be the Project Implementing Agency.

- 2.2 CEO, SRA, Nagpur shall call Expression Of Interest (EOI) from persons owning private lands or developers, under this PPP scheme to make available the land, develop the layout as per the guidelines of BSUP, for constructing the dwelling units of 25 sq.mtr. carpet area that are in conformity to the DC rules applicable for SRA in Nagpur, level the slum land getting vacated with compound wall.
- 2.3 The selection of developer shall be done by a transparent process.
- 2.4 As this scheme is a BSUP scheme implemented by SRA, FSI of 2.50 is applicable as per Govt. Resolution No.TPS-1107/UOR-36/C.R.135/08/UD-9, dated 24th December, 2008. If the FSI utilized in the project is less than 2.50, the balance FSI shall remain with SRA to be used for EWS/ Slum housing in the future in the same zone. SRA will be the Planning Authority for the same.
- 2.5 The balance cost of the project i.e. a part of the state share and ULB share of the project cost and any excess amount over and above resulting from cost escalation shall be met out of the TDR (Transfer Development Rights) to be released by SRA to the developer.
- 2.6 FSI required for development of the reservation freed under the scheme, shall be made available to concerned agency by SRA free of cost. Remaining FSI will be available with SRA to be leveraged for development of slum rehabilitation or slum prevention schemes.
- 2.7 In case the owner / developer offers any premium, it shall be obtained by SRA in terms of extra dwelling units so that these dwelling units shall be used either for rehabilitation of other slums or for designing slum prevention schemes like rental housing or affordable housing.
- 2.8 The proposal so received and on being found suitable shall be put up to SRA committee of Nagpur for approval along with the comments of State Level Nodal Agency (SLNA) i.e. Maharashtra Housing & Area Development Authority (MHADA) on them.
- 2.9 After the approval by SRA, Private Land Owners or Developers will be called upon to hand over the lands

proposed to SRA in lieu of 1/3rd of TDR admissible as a compensation for land thus handed over.

- 2.10 Private Land Owners or the developers will start the construction of the dwelling units and development of layout including infrastructure and social amenities in accordance with the sanction given by SRA and the grants would be released in stages as per the actual construction. These grants would be paid from the funds received by SRA from Government of India, Govt. of Maharashtra and Beneficiaries.
- 2.11 After the completion of the construction, SRA will take over the dwelling units after giving another 1/3rd of TDR admissible as compensation for land thus handed over.
- 2.12 Dwelling units will be allotted to the slum dwellers and after completion of the project, including leveling and compound wall of the vacated slum land, SRA will release remaining 1/3rd TDR admissible as compensation for land thus handed over to the Private Land Owner or the Developer.
- 2.13 In addition to TDR as a mode of compensation for land component to be released in 3 installments as aforesaid SRA will also give construction TDR to enable the developer to recover the part of the cost of construction not met by the grants released by SRA. SRA shall adopt suitable methodology based on ready reckoner value of land to determine the quantum of construction TDR.
- 2.14 Beneficiaries will be identified by SRA Nagpur in consultation with the land owning authorities.
- 2.15 The Govt. of Maharashtra's contribution will be 5-10% of the project cost.

3. This Govt. Resolution is being issued in concurrence with Urban Development Department, Govt. of Maharashtra.

4. This Govt. Resolution is available on Govt. of Maharashtra's web site no. <http://www.intranet.maharashtra.gov.in> & computer code no. is 20090220142005001.

By order and in the name of the Governor of Maharashtra,

Sd/-

(Sitaram Kunte)

Secretary to Government of Maharashtra.

Copy to:

1. Secretary to Hon. Governor of Maharashtra. Raj Bhavan, Mumbai.
2. Principal Secretary to Hon. Chief Minister
3. Secretary to Hon. Dy. Chief Minister
4. Chief Secretary. Govt. of Maharashtra, Mantralaya, Mumbai
5. Private Secretaries to all Ministers and State Ministers,
6. Principal Secretary, Urban Development Department, Government of India, New Delhi.
7. Vice President & Chief Executive Officer, MHADA, Mumbai 400 051
8. Chief Executive Officer, SRA, Nagpur
9. Commissioner, Nagpur Municipal Corporation
10. Collector, Nagpur
11. Chairman, N I T, Nagpur
12. Dy. Secy, Housing Department, Mantralaya, Mumbai (GND – 2).

ANNEXURE**(GROUP-A)****DETAILS OF SLUMS ON RESERVED AREAS AS PER D P**

Sr.No.	Owner of land	No. of slums	Total DU's	Area of slum (Ha.)
1	NMC	1	137	0.50
2	NIT	5	413	5.61
3	GOVT.	11	3148	14.20
4	MIX USE	7 (Govt.)	2380	12.655
5	RAILWAY	7	995	11.69
6	UNIVERSITY	2	71	0.71
	TOTAL	33	7144	45.365

DETAILS OF SLUM ON NMC LAND**(NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Sudarshan Nagar	East	39	137	5.88	Industrial

DETAILS OF SLUMS ON NIT LAND**(NOTIFIED)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Laxmi Nagar	West	125	103	0.53	Public utility
2	Kafila wasti	South	267	74	0.6	Industrial

DETAILS OF SLUMS ON NIT LAND**(NOT NOTIFIED)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Tiber market swapper colony	South	398	191	1.49 Ha.	Industrial
2	North west of Sanjay Nagar	West	947	9	0.28	Road
3	North of Wathoda	East	932	36	2.71	Road

DETAILS OF SLUMS ON RAILWAY LAND**(NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Dhobi Nagar	Central	321	394	4.96	Railway
2	Harijan Basti	Central	324	100	1.98	Railway
3	Shanti Nagar crpf colony	East	34	99	0.35	Railway

**DETAILS OF SLUMS ON RAILWAY LAND
(NOT NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Bhim Nagar	North	909	148	2.8	Railway
2	West of Noga factory	North	955	110	0.8	Railway
3	East of Kafila basti	South	958	47	0.4	Railway
4	North of Kumbhartoli Chandani Nagar	South	938	97	0.4	Railway

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Rahul Nagar	West	352	158	0.58	Public utility
2	Manvata Nagar	West	153	352	4.42	Green belt
3	Adhiwasi Nagar	East	4	272	1 ha.	Green belt
4	Azad Nagar	West	93	1082	1.67	Green belt
5	North of Raj Nagar	West	920	326	1.85	Public utility

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Along nag nalla keshav Nagar	East	Q943	7	0.2	Public institution
2	North of Raj Nagar	West	220	326	4.85	Public utility
3	Zopadpatti near Yashwant stadium	South	286	173	0.6	Open space
4	East of gattigodam	Central	230	94	0.52	Railway
5	East of Hanuman Nagar Shiv Nagar Pardhi	East	933	83	1.49	Road
6	South of Rajiv Nagar	West	919	15	0.17	Road

**DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Takiya Dhantoli	South	246	128	0.6	Public Institution
2	Gayatri Nagar	West	79	185	0.89	Public Institution
3	Hatti Nallah	East	44	1736	4.38	Green belt (G R)
4	Ambika Nagar	West	118	61	0.53	Zudpi jangal
5	Takiya Dhantoli (Saraswati Nagar)	South	258	260	1.00	Zudpi jungal

**DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Indira Nagar	North	235	311	6.9	Govt. office & Quarters
2	Sudam Nagari	West	157	579	5.35	Community Centre
3	South of Indira Mata Nagar	North	930	93	0.7	Play ground
4	Central part of kachi pura	West	936	74	0.62	Agriculture
5	West of kachipura-2	West	951	38	0.25	Agriculture
6	Jaitala village	West	145	1093	1.62	Zudpi jangal
7	East of Dhobi Nagar	Central	926	38	.62	Railway
8	Jyoti Nagar	West	156	78	0.31	Zudpi jangal
9	South of Takshasheela Nagar	North	902	20	0.46	Road
10	South of Zingabai Takali	West	904	66	1.08	Ring Road